



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

June 3, 2021

Via Emailed PDF

Sarah Snouffer, THIRD STREET architecture
2619 3rd Street, NE
Washington, DC 20002
sarah@thirdstreetarchitecture.com

Re: **3700 Harrison Street, NW - Lot 1877, Square 0042 - Zoning Confirmation**

Dear Ms. Snouffer,

This letter will confirm the substance of the PDRM held with my staff on April 7, 2021. As presented during the meeting, currently the property is a triangularly-shaped lot with a two story plus cellar single family detached house, with building restriction lines (along Harrison Street NW and Chevy Chase Parkway NW). The subject property is in the R-1-B Zone. The project proposes to renovate the first and second levels, expand the footprint with a side and rear additions, and add a new third story.

You are proposing a projection beyond the build restriction lines with a bay at the second and third floor into the 15 foot wide Harrison Street Building Restriction Line [BRL] and another projection into the 15 foot wide Chevy Chase Parkway BRL. As discussed, these projections into the BRL are aspects covered under the District's Construction Code, under Title 12 DCMR, which are not under the purview of my office, as noted below.

12A - 3202.6 Street on which projections are prohibited:

Neither Harrison Street NW and Chevy Chase Parkway NW are listed.

12A - 3202.7 General Restrictions:

- **3202.7.1 Limitations based on street width:** projects are not allowed on streets less than 60 feet wide - existing distance between building restriction lines across Harrison Street NW is 60'-8" and across Chevy Chase Parkway NW is approximately 63 feet.
- **3202.7.1.1 Minimum Clearance to curb line:** ten feet from outer face of projects to curb line for streets 60 to 80 feet wide:

These BRL projections are subject to review by the Permit Operation Division.

The Zoning aspects were also discussed, as follows:

Applicable Zoning Criteria Analysis

| Criteria | DCMR Reference | Allow./Req. | Proposed |
|------------------|-----------------|---|--------------|
| Bldg. Height | 11 DCMR D-303.1 | 40 feet Measured to the midpoint of the ridge and eave | 33'-3" |
| Bldg. Stories | 11 DCMR D-303.1 | 3 + basement/cellar | 3 + basement |
| Lot Occupancy | 11 DCMR D-304.1 | 40% At grade patios, walls, driveways, pools, etc. do <u>not</u> count. House, accessory building, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. do count. | 30.4% |
| Front Yard | 11 DCMR D-305 | 15 foot BRL along Harrison Street NW Bay at second and third floor projecting beyond BRL [see above]. | |
| Rear Yard | 11 DCMR D-306 | 25 feet | >25 feet |
| Side Yard | 11 DCMR D-206 | 8 feet <u>West Side Yard</u> : Existing building is set back 5 feet from west property line. Proposed rear addition to align with existing west wall, as allowed under D-206.7. <u>East Side Yard</u> : 15 foot wide BRL along Chevy Chase Parkway NW; .Proposed side yard setback is 11 feet from the east property line with 4 foot projection into the BRL. | See below: |
| Pervious Surface | 11 DCMR D-308 | 50% min. Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs. | 66% |

Green Area Ratio (GAR): Does not apply to the R-1-B zone.

Cellar Wetbar: The plans note that there will not be a kitchen in the cellar, but a wetbar would be allowed, subject to recordation of a covenant restricting the cellar use so as not be used as a separate dwelling unit.

I have reviewed the attached Preliminary Concept Sketch and concur that the project complies with the applicable Zoning Regulations for the R-1-B Zone. Accordingly, when the building permit is filed for, I will approve the consistent with the above presented zoning and compliance information. Please let me know if you have further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachments: Plat dated 10-28-21
Plan Set dated 4-6-21

Zoning Technician: Jeannette Anderson

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.